

Installation and Site Visit Information Regarding Upcoming California RCI Projects

Overview

The Department of The Army, Residential Communities Initiative (RCI) Office, intends to improve the quality of the on-post housing and communities currently provided to soldiers and their families. The improvement of military family housing at Presidio of Monterey (POM), Fort Irwin, Moffett Federal Airfield, and Parks Reserve Forces Training Area (RFTA), CA is being pursued under the Military Housing Privatization Initiative (MHPI) legislation enacted by Congress in 1996. Moffett Federal Airfield and Parks RFTA are not contiguous to Fort Irwin but will be combined with Fort Irwin and awarded as one project. In addition, the Naval Postgraduate School's La Mesa family housing with 601 units may be added prior to the issuance of the Presidio of Monterey Step Two RFQ Amendment.

This RFQ will be utilized to establish a competitive range for all of the installations identified above, then two awards will be made: (1) Presidio of Monterey with a total of 1675 units (87 at POM (37 historical units), 1588 at Ord Military Community (OMC) located 5 miles from POM at the former Ft. Ord.) and (2) Fort Irwin, Moffett Federal Airfield, and Parks RFTA with a total of 2755 units. The MHPI legislation allows the military services to leverage scarce appropriated funds and existing assets (land and improvements) to solve the military housing problem and obtain private-sector expertise, resources and market-based incentives to improve the quality of life for service members and their families. The objective of the RCI program is to create world-class residential communities.

In Step One of the solicitation process, The Army will issue a Request for Qualifications (RFQ), which establishes specific minimum requirements and seeks discussion of five general evaluation factors. Minimum requirements have been established to address the skill sets of development, property management, and financial capability. This first step of the RFQ process will identify those offerors determined to be highly qualified and thus eligible for further consideration for potential long-term business relationships. In descending order of importance, these highly qualified offerors will be selected based on their experience, financial capability, organizational capabilities (corporate level), past performance, and small business utilization (general history). These offerors will comprise an exclusive competitive range.

During Step Two of the RFQ process, each Project will be competed on sequentially by the offerors in the competitive range. Offerors may determine for which Project (s), Presidio of Monterey and/or Fort Irwin/Moffett/Parks, they will compete. Step Two submissions are expected to be in the form of an oral presentation. The offerors may, without penalty, elect not to submit on a specific

Project. If an offeror competes for a Project, the offeror must compete for the entire Project and not individual sites within the Project. In descending order of importance, the offeror will be evaluated based on their specific preliminary project concept statement, financial return, organizational capabilities (on-site), and small business utilization plan (on-site).

Although the focus of the RCI Project is on family housing, the MHPI authorities also permit the construction of ancillary supporting facilities that relate to and support the residential nature of military family communities. Such facilities may include tot lots, community centers, housing offices, dining facilities, and other similar facilities for the support of Army family housing

The awardee's return on the Project is expected to come from developing, operating, and managing existing, renovated, and newly constructed housing units. The awardee's main source of revenue will be rents paid by military service members from their Basic Allowance for Housing (BAH). The awardee will be responsible for all costs of the Project, including the cost of managing and maintaining all housing units and ancillary facilities.

Recognizing the complexity and breadth of issues that arise in planning and executing a Project of the size and scope of a military family housing community, the Project will be organized into two phases:

Phase 1 – Project Planning. During Phase 1, the selected awardee will work closely with The Army to craft a Community Development and Management Plan (CDMP). This will be the business plan for each specific Project, and will set forth the terms of the awardee's long-term relationship with The Army. The Army will pay the awardee a fixed sum of \$350,000 upon completion of Phase 1.

Phase 2 – Project Implementation. During Phase 2, the selected awardee is expected to implement the CDMP, provided the Headquarters, Department of The Army (HQDA), Office of the Secretary of Defense (OSD), Office of Management and Budget (OMB), and the Congress approve the plan, and approval is given to consummate the CDMP and begin the transition / transfer of assets and operations.

A major benefit of the CDMP process is that it allows The Army, its associated consultants, and the awardee to work through issues collaboratively, and to ensure that important issues are anticipated and addressed before executing the plan. It also provides an opportunity for The Army to consider proposals from the awardee concerning the use of specific MHPI authorities, such as providing a loan guarantee or constructing certain ancillary supporting facilities. Finally, this process gives The Army a mechanism for periodically conferring with Congressional oversight committees during Project planning, as well as with representatives from the local community and Army-related organizations who are essential to the success of the Project.

Installation Information and Site Visits

Presidio of Monterey / Naval Postgraduate School (option)

Presidio of Monterey. Presidio of Monterey proposes to convey to the selected private partner beneficial occupancy of its entire inventory of 1,675 family housing units and lease the land on which the existing units are located and additional lands for new and replacement construction. In exchange, the partner will provide replacement housing, community amenities, new construction, demolition, long-term operation, management and maintenance, and rehabilitation of existing family housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A comparison with current Army standards suggests that 99.6% of the 1,675 existing housing units, which include 37 historical units, will need renovation or replacement within the first 10 years of the Presidio of Monterey Project. In addition, all housing must reach a “green” status as defined by The Army’s Installation Status Report (ISR) by 2010. Life-cycle renovation or replacement of the inventory will take place during the course of the Presidio of Monterey Project on a schedule to be agreed upon by The Army and the awardee.

The Family Housing Market Analysis (FHMA) conducted by Economic Consulting, Robert D. Niehaus, Inc., identifies an on-post requirement for 954 military housing units (859 enlisted, 95 officer) at Presidio of Monterey. These figures reflect 100% of the Presidio of Monterey on-post requirement. The requirement is further broken down by bedroom category – 390 two bedroom, 317 three bedroom, and 247 four bedroom. These figures do not consider the requirement of the Naval Postgraduate School (NPS) and other personnel not assigned to the Defense Language Institute Foreign Language Center (DLIFLC) and Presidio of Monterey, but for whom 600 family housing units are set aside based on an Memorandum of Agreement (MOA) between the Army and the Navy.

Presidio of Monterey is a closed Army post. Presidio of Monterey is a closed post. As a part of the RCI process, a day has been set aside to enable potential offerors site visits (buss tours) of the Presidio of Monterey, Ord Military Community, Naval Postgraduate School and Navy LaMesa housing areas, with access to specific housing units. These site visits will begin at 0900 on 6 Dec 01, at the Stilwell Community Center, Ord Military Community (see POM web site www.monterey.army.mil for map and specifics) we will provide short Open House briefing (coffee and muffins,etc) then begin tour by buss of the POM and OMC housing from 0930- 1130, then have a pay as you go lunch at NPS Herman Hall, then tour NPS and LaMesa from 1300- 1500 and return to OMC Stilwell Community Center. Offerors are requested to contact Ms. Gay Rearick at the

POM RCI and Document room offices by telephone at (831) 242-7984 or by email rearickr@pom-emh1.army.mil.

Naval Postgraduate School. The successful bidder may be required to address the Naval Postgraduate School's 593 unit La Mesa Family Housing during CDMP. If the Navy requests this option, this housing area may be added to the Presidio of Monterey Project scope.

Naval Postgraduate School: A comparison with current Navy standards suggests that 43.2% of the 593 existing housing units, will need renovation or replacement within the first 10 years of the Naval Postgraduate School Project. Life-cycle renovation or replacement of the inventory will take place during the course of the Naval Postgraduate School Project on a schedule to be agreed upon by during the CDMP process. A 1998 Housing Market Analysis (HMA) projects a family housing deficit of 394 houses. This deficit has been mitigated by utilizing 600 family houses located at Ord Military Community (OMC) and set aside for Navy use. An updated housing deficit determination will be made during the CDMP process.

Naval Post Graduate School/La Mesa Village proposes to convey to the selected private partner occupancy of its entire inventory of 593 (4 senior officers quarters at NPS and 589 units at La Mesa Village) and lease the land on which the existing units are located and possible additional lands for new and replacement construction. In exchange, the partner will provide replacement housing, community amenities, new construction, demolition, long-term operation, management and maintenance, and rehabilitation of existing family housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

Fort Irwin/Moffett Federal Airfield/ Parks Reserve Forces Training Area

Fort Irwin, Moffett Federal Airfield, and Parks RFTA are not contiguous but are combined with Fort Irwin as one Project. A comparison with current Army standards suggests that approximately 32% of the 2,755 existing housing units will need renovation or replacement within the first 10 years of the Fort Irwin Project. There are no historical housing units at Fort Irwin, Moffett Federal Airfield, or Parks RFTA. In addition, all housing must reach a "green" status as defined by The Army's Installation Status Report (ISR) by 2010. Life-cycle renovation or replacement of the inventory will take place during the course of the Fort Irwin Project on a schedule to be agreed upon by The Army and the awardee.

The following is a breakdown of the Fort Irwin/Moffett/Parks RCI Project:

	<u>INADEQUATE</u>	<u>ADEQUATE</u>	<u>INVENTORY</u>
Fort Irwin	639	1,413	2,052
Moffett Federal Airfield	194	496	690
Parks RFTA	13	0	13
Total	846	1,909	2,755

Fort Irwin proposes to convey its entire existing inventory of 2,028 family housing units, 24 new family housing units now under construction, and lease the land on which the existing units are located, and to provide additional lands for new and replacement construction to a non-DoD entity. In exchange, this partner will provide replacement housing, community amenities, new construction, long-term operation, management and maintenance, and rehabilitation of some existing family housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A current family housing market analysis (FHMA) identifies an on-post requirement for 2,622 military housing units (2,142 enlisted, 480 officer) at Fort Irwin. These figures reflect 100% of the Fort Irwin requirement. The total requirement is further broken down by bedroom category - 1,302 two bedroom, 889 three bedroom, and 431 four bedroom units. Fort Irwin proposes that their privatization partner consider these requirements while preparing a scope that can be supported by project economics.

Fort Irwin is an access regulated Army Post. Potential offerors will have the ability to conduct both guided and self-guided windshield tours of the housing areas by appointment. As part of the RCI process, a day will be set aside to enable potential offerors site visits of the Fort Irwin housing areas, possibly with access to specific housing units. This site visit opportunity will be held at Fort Irwin on 7 December 2001. Contact Sarah White, RCI Project Manager, at the Fort Irwin RCI Document Room/RCI Office in Building Number 826 (located at 5th and South Loop Roads – 4.2 miles from the from gate), by telephone 760-380-3577 or by Reception at 760-380-3576, or by email at sarah.white@irwin.army.mil.

Moffett Community Housing Area proposes to convey its entire existing inventory of 690 family housing units, lease the land on which the units are located, and provide additional lands for replacement construction. The current Family Housing Market Analysis (FHMA) identifies an on-post requirement for 267 military housing units (11 officer, 256 enlisted) at Moffett Community Housing Area. The requirement is further broken down by bedroom category – 121 two bedroom, 101 three bedroom, and 45 four bedroom. The military requirement does not reflect military personnel from other services, independent

duty personnel, or single service members assigned for duty in the San Francisco Bay area. Assignment data from September 20, 2001 indicate the following authorized military families residing in Moffett Community Housing: Army 168; Air Force 130; Navy 60; Marines 43; Coast Guard 25; and civilians 105. Moffett Community Housing Area proposes that their privatization partner consider these requirements and the total existing housing inventory while preparing a scope that can be supported by project economics.

Moffett Community Housing is an open Army post at the Moffett Federal Airfield, Mountain View, CA, six miles North of San Mateo, with entry from Highway 101. Potential offerors are able to conduct self-guided tours of the housing areas, however, approximately 111 senior officer family housing units can only be accessed using the NASA entry gate to the Ames Research Center segment of Moffett. Potential offerors must obtain a NASA Visitor Pass to tour this family housing area. As part of the RCI process, a day has been set aside to enable potential offerors site visits of the Moffett Federal Airfield housing areas, with access to specific housing units. This site visit opportunity will be held at the Moffett Community Housing on 5 December 2001. Contact Mr. John Ryder at telephone 608-388-3051, or by email john.ryder@emh2.mccoy.army.mil.

Parks RFTA proposes to convey its existing inventory of 13 family housing units, lease the land on which the existing units are located, and to provide additional land for new and replacement construction to a non-Department of Defense entity. In exchange, this partner will provide replacement housing, community amenities, new construction, long-term operation, management and maintenance for the housing. This conveyance could be for a fifty-year period with a twenty-five year renewal clause.

A family housing market analysis (FHMA) identifies an on-post requirement for 114 military housing units (82 enlisted, 32 officer) at Parks RFTA. That requirement by bedroom category is 44 two bedroom, 46 three bedroom, and 24 four bedroom units. These figures reflect 100% of the Parks RFTA on-post housing requirement. Parks RFTA proposes that their privatization partner consider these requirements while preparing a scope that can be supported by project economics.

Parks RFTA is an open Army Post at Dublin, CA, with entry from Dougherty Road, North of Interstate Highway 580. Potential offerors are able to conduct self-guided tours of the housing areas. As part of the RCI process, a day has been set aside to enable potential offerors site visits of the Parks RFTA housing Areas, with access to specific housing units. This site visit opportunity will be held at Parks RFTA on 5 December 2001. Contact Mr. John Ryder at telephone 608-388-3051, or by email john.ryder@emh2.mccoy.army.mil.